



Order Filed on April 1, 2024  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY  
**Caption in Compliance with D.N.J. LBR 9004-2(c)**  
McGovern Legal Services, LLC  
By: Marlana S. Diaz-Cobo, Esq.  
850 Carolier Lane  
North Brunswick, NJ 08902  
(732) 246-1221  
Attorneys for Lakewood/Four Seasons Condominium  
Association, Inc.

In re:

SUSAN MARIE PRZYBILSKI,

Debtor.

Case No.: 23-21976

Judge: Christine M. Gravelle

Chapter: 13

**CONSENT ORDER RESOLVING CREDITOR'S OBJECTION TO CONFIRMATION**

The relief set forth on the following pages, numbered two (2) though three (3) is hereby **ORDERED**.

DATED: April 1, 2024

A handwritten signature in black ink, appearing to read "Christine M. Gravelle", is written over a horizontal line.

Honorable Christine M. Gravelle  
United States Bankruptcy Judge

McGOVERN LEGAL SERVICES, LLC  
BY: MARLENA S. DIAZ-COBO, ESQ.  
850 CAROLIER LANE  
NORTH BRUNSWICK, NEW JERSEY 08902  
(732) 246-1221  
ATTORNEYS FOR LAKEWOOD/FOUR SEASONS CONDOMINIUM ASSOCIATION, INC.

In re:

UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF NEW JERSEY  
IN PROCEEDINGS UNDER CHAPTER 13  
OF THE BANKRUPTCY CODE

SUSAN MARIE PRZYBILSKI,

CASE NO.: 23-21976-CMG

Debtor.

**CONSENT ORDER**

**CONSENT ORDER RESOLVING CREDITOR'S OBJECTION TO CONFIRMATION**

**THIS MATTER** having been brought before the court by McGovern Legal Services, LLC, attorneys for Creditor, Lakewood/Four Seasons Condominium Association, Inc. (the "Association"), by way of Objection to Confirmation of Debtor's Chapter 13 Plan, the parties having consented to the relief set forth herein, and for good cause shown and no cause to the contrary appearing;

**IT IS ORDERED**, as follows:

1. The Association's secured claim against the Debtor's estate is allowed in the amount of \$6,106.36 and the Association's general unsecured claim against the Debtor's estate is allowed in the amount of \$441.00, for a total claim of \$6,547.36.
2. The Debtor shall pay the Association's secured claim in the amount of \$6,106.36 through the Plan.

3. The Debtor shall pay the Association all post-petition assessments as they become due and owing in the regular course of business.

**WE HEREBY CONSENT TO THE FORM  
AND ENTRY OF THIS CONSENT ORDER:**


McGovern Legal Services, LLC  
Attorneys for Lakewood/Four Seasons  
Condominium Association, Inc.

*/s/ Marlana Diaz-Cobo*

MARLENA S. DIAZ-COBO, ESQ.

3/21/2024

DATE

  
\_\_\_\_\_  
GEORGE E. VITTINGRUBER, III, ESQ.  
Attorney for Debtor

DATE

In re:  
Susan Marie Przybilski  
Debtor

Case No. 23-21976-CMG  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-3  
Date Rcvd: Apr 01, 2024

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 03, 2024:

Recip ID	Recipient Name and Address
db	Susan Marie Przybilski, 13 Greenlawns Drive, #1000, Lakewood, NJ 08701

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).  
NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.  
NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 03, 2024                      Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 1, 2024 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Denise E. Carlon	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
George E Veitengruber, III	on behalf of Debtor Susan Marie Przybilski bankruptcy@veitengruberlaw.com knapolitano15@gmail.com
Marlena S. Diaz-Cobo	on behalf of Creditor Lakewood/Four Seasons Condominium Association Inc. collections@theassociationlawyers.com
Marlena S. Diaz-Cobo	on behalf of Creditor Lakewood/Four Seasons Community Association Inc. collections@theassociationlawyers.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov
William H Brosha	on behalf of Creditor Lakewood/Four Seasons Community Association Inc. collections@theassociationlawyers.com
William H Brosha	on behalf of Creditor Lakewood/Four Seasons Condominium Association Inc. collections@theassociationlawyers.com

District/off: 0312-3

User: admin

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Date Rcvd: Apr 01, 2024

Form ID: pdf903

Total Noticed: 1

TOTAL: 8